



20220214000063110 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/14/2022 10:07:20 AM FILED/CERT

This Instrument Prepared By:

Marcus A. Jones, III, Esquire
200 Title Building
300 Richard Arrington Jr. Blvd. N.
Birmingham, Alabama 35203
(205) 252-1146

Send Tax Notice To:

Mr. Sammy S. Hill
65 Winterhaven Drive
Alabaster, Alabama 35007

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)

THIS DEED, made and entered into the 2 day of February, 2022, by **SAMMY S. HILL**, as Administrator of the Estate of **DEBORAH LYNN ALLEN HILL**, deceased, herein referred to as Administrator, to **SAMMY S. HILL**, a widower, herein referred to as GRANTEE.

RECITALS

1. **DEBORAH LYNN ALLEN HILL**, (herein referred to as the "Decedent") died on May 25, 2015 leaving no Last Will and Testament. The Probate Court of Shelby County, Alabama, issued Letters of Administration to GRANTOR, **SAMMY S. HILL**, July 26, 2021, authorizing him to act on behalf of the Estate of the Decedent. The case number of said Estate is PR-2021-000561.
2. The GRANTOR, **SAMMY S. HILL**, has determined that the real estate described herein and made subject of this conveyance shall be distributed to GRANTEE as determined by the laws of intestate succession of Alabama.

NOW, THEREFORE, in consideration of the premises, and pursuant to the laws of intestate succession of Alabama, GRANTOR does grant, bargain, sell and convey unto **SAMMY S. HILL**, a widower, all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 120, according to the survey of Summer Brook, Sector 5, Phase 2, as recorded in Map Book 21, Page 105, in the Probate Office of Shelby County, Alabama.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.



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This instrument is executed by the Administrator of said estate solely in the representative capacity named herein, and neither this instrument nor anything contained shall be construed as creating any indebtedness or obligation on the part of the Administrator in its respective individual capacity, and the Administrator/Grantor expressly limits its liability in the representative capacity named.

IN WITNESS WHEREOF, the Administrator has executed this conveyance by setting its signature, this the 2nd day of February, 2022.

**THE ESTATE OF DEBORAH LYNN ALLEN
HILL, DECEASED**

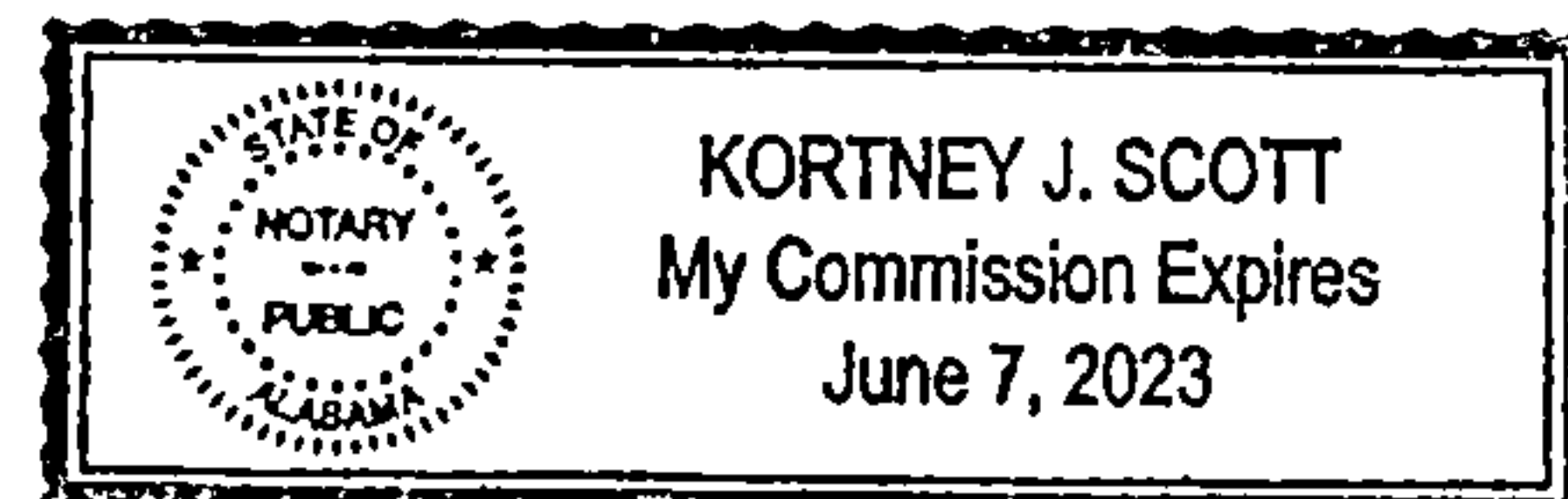
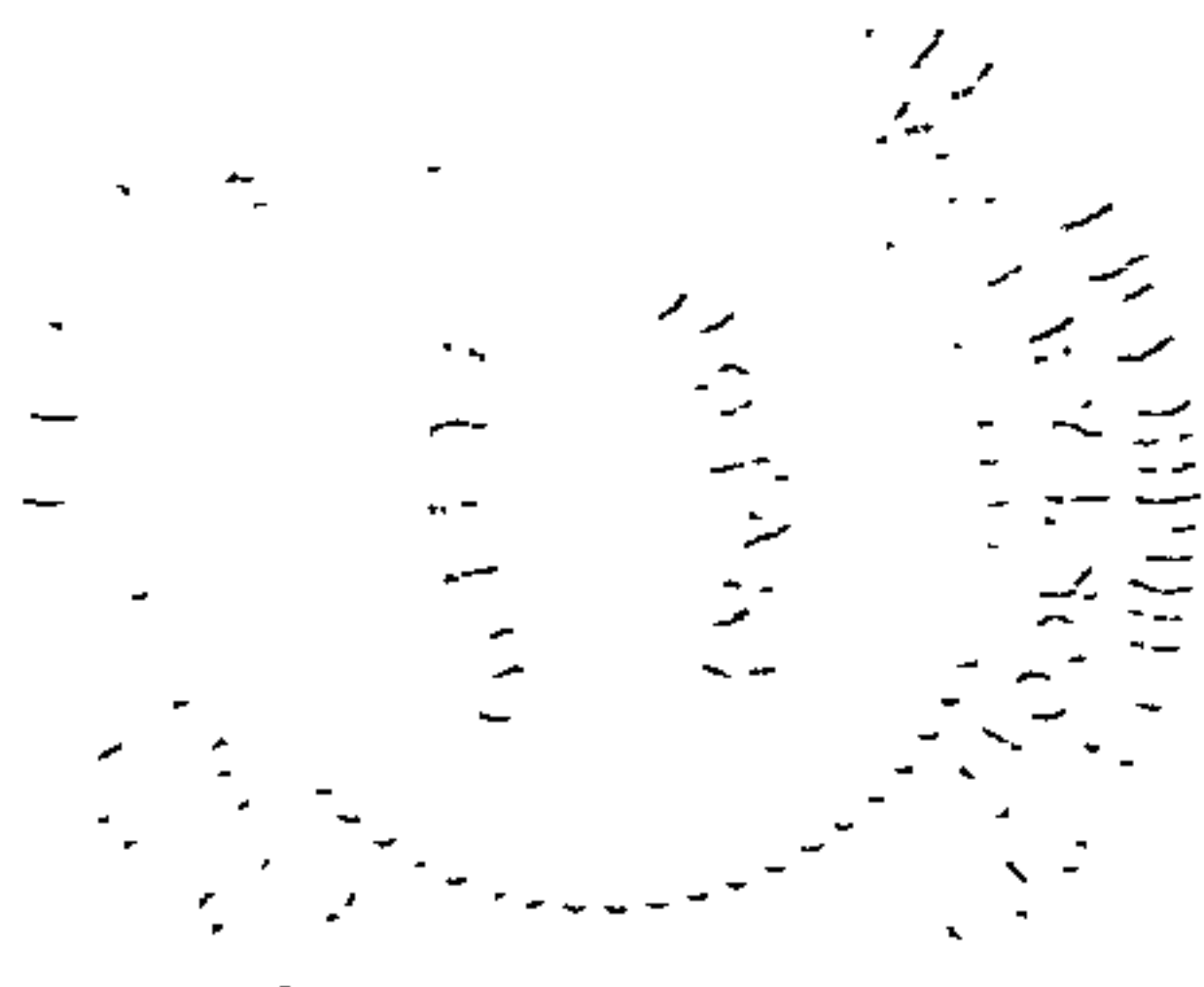
BY: Sammy S. Hill
SAMMY S. HILL

**STATE OF ALABAMA)
COUNTY OF Shelby)**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **SAMMY S. HILL, as Administrator of the Estate of Deborah Lynn Allen Hill, deceased**, whose name is signed to the foregoing, and who is know to me, acknowledged before me on this date, that being informed of the foregoing, executes the same voluntarily on the day same bears date.

Given under my hand and seal this 2nd day of February, 2022.

Kortney J. Scott
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sammy S. Hill, Pers Rep of the Estate
Mailing Address of Deborah Lynn Allen Hill, deceased
65 Winterhaven Drive
Alabaster, AL 35007

Grantee's Name Sammy S. Hill
Mailing Address 65 Winterhaven Drive
Alabaster, AL 35007

Property Address 65 Winterhaven Drive
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$174,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Assessor

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/14/22

Print _____

Sign _____

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one